

Settlement Agent Provided Information for a Purchase Transaction



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Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued
Closing Date
Disbursement Date
Settlement Agent
File # Settlement Agent Name & File Number
Property

Sale Price

Transaction Information

Borrower

Seller
 Seller Name and Address

Lender

Loan Information

Loan Term
Purpose
Product

Loan Type Conventional FHA
 VA _____
Loan ID #
MIC #

Loan Terms

Can this amount increase after closing?

Loan Amount

Interest Rate

Monthly Principal & Interest

*See Projected Payments below for your
Estimated Total Monthly Payment*

Does the loan have these features?

Prepayment Penalty

Balloon Payment

Projected Payments

Payment Calculation

Principal & Interest

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Closing Cost Details

| Loan Costs | Borrower-Paid | | Seller-Paid | | Paid by Others |
|--|---------------|----------------|---|----------------|----------------|
| | At Closing | Before Closing | At Closing | Before Closing | |
| A. Origination Charges | | | | | |
| 01 % of Loan Amount (Points) | | | | | |
| 02 | | | | | |
| 03 | | | | | |
| 04 | | | | | |
| 05 | | | | | |
| 06 | | | | | |
| 07 | | | | | |
| 08 | | | | | |
| B. Services Borrower Did Not Shop For | | | | | |
| 01 Title/Settlement Charges, such as: | | | | | |
| 02 Pest Inspection Fee | | | | | |
| 03 Survey Fee | | | | | |
| 04 Title: Insurance Binder, Lender's Title Premium, Endorsements, Title Search, Settlement Fee, etc. | | | | | |
| 05 0% Variance if Title/Settlement Agent is affiliated to the Lender | | | | | |
| 06 Aggregate 10% Variance if Title/Settlement Agent is selected from Lender's Provider list | | | | | |
| 07 | | | | | |
| 08 | | | | | |
| 09 | | | | | |
| 10 | | | | | |
| C. Services Borrower Did Shop For | | | | | |
| 01 Title/Settlement Charges, such as: | | | | | |
| 02 Pest Inspection Fee | | | | | |
| 03 Survey Fee | | | | | |
| 04 Title: Insurance Binder, Lender's Title Premium, Endorsements, Title Search, Settlement Fee, etc. | | | | | |
| 05 Unlimited Variance | | | | | |
| 06 | | | | | |
| 07 | | | | | |
| 08 | | | | | |
| D. TOTAL LOAN COSTS (Borrower-Paid) | | | | | |
| Loan Costs Subtotals (A + B + C) | | | | | |
| Other Costs | | | | | |
| E. Taxes and Other Government Fees | | | | | |
| 01 Recording Fees | Deed: | Mortgage: | Recording Fees - Aggregate 10% Variance | | |
| 02 | | | Transfer Taxes - 0% Variance | | |
| F. Prepays | | | | | |
| 01 Homeowner's Insurance Premium (mo.) | | | Hazard Insurance Premium - Unlimited Variance | | |
| 02 Mortgage Insurance Premium (mo.) | | | | | |
| 03 Prepaid Interest (per day from to) | | | | | |
| 04 Property Taxes (mo.) | | | Real Estate Taxes - 0% Variance | | |
| 05 | | | | | |
| G. Initial Escrow Payment at Closing | | | | | |
| 01 Homeowner's Insurance | per month for | mo. | | | |
| 02 Mortgage Insurance | per month for | mo. | | | |
| 03 Property Taxes | per month for | mo. | | | |
| 04 | | | | | |
| 05 | | | | | |
| 06 | | | | | |
| 07 | | | | | |
| 08 Aggregate Adjustment | | | | | |
| H. Other | | | | | |
| 01 Homeowner's Association Fees and Proration | | | | | |
| 02 Home Inspection Fee | | | | | |
| 03 Home Warranty Fees | | | | | |
| 04 Real Estate Commissions | | | Unlimited Variance | | |
| 05 Real Estate Taxes | | | | | |
| 06 Title - Owner's Policy Premium | | | | | |
| 07 Miscellaneous Other Fees | | | | | |
| 08 | | | | | |
| I. TOTAL OTHER COSTS (Borrower-Paid) | | | | | |
| Other Costs Subtotals (E + F + G + H) | | | | | |
| J. TOTAL CLOSING COSTS (Borrower-Paid) | | | | | |
| Closing Costs Subtotals (D + I) | | | | | |
| Lender Credits | | | | | |

Settlement Agent Provided Information for a Purchase Transaction

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

| | Loan Estimate | Final | Did this change? |
|--|---------------|-------|------------------|
| Total Closing Costs (J) | | | |
| Closing Costs Paid Before Closing | | | |
| Closing Costs Financed (Paid from your Loan Amount) | | | |
| Down Payment/Funds from Borrower | | | |
| Deposit Earnest Money Deposit | | | |
| Funds for Borrower | | | |
| Seller Credits | | | |
| Adjustments and Other Credits | | | |
| Cash to Close | | | |

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing

| | |
|---|---------------------------------------|
| 01 Sale Price of Property | <-----Sales Price from Contract-----> |
| 02 Sale Price of Any Personal Property Included in Sale | <----From Contract--> |
| 03 Closing Costs Paid at Closing (J) | |
| 04 | |

Adjustments

05

06

07

Adjustments for Items Paid by Seller in Advance <-----Prorations----->

| | |
|--------------------|----|
| 08 City/Town Taxes | to |
| 09 County Taxes | to |
| 10 Assessments | to |
| 11 | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |

L. Paid Already by or on Behalf of Borrower at Closing

| | |
|---|--------------------|
| 01 Deposit Earnest Money Deposit | |
| 02 Loan Amount | |
| 03 Existing Loan(s) Assumed or Taken Subject to | <-----if any-----> |
| 04 | |

05 Seller Credit ← **Buyer/Seller Credits**

Other Credits

06

07

Adjustments

08

09

10

11

Adjustments for Items Unpaid by Seller <-----Prorations----->

| | |
|--------------------|----|
| 12 City/Town Taxes | to |
| 13 County Taxes | to |
| 14 Assessments | to |
| 15 | |
| 16 | |
| 17 | |

CALCULATION

| | |
|---|--|
| Total Due from Borrower at Closing (K) | |
| Total Paid Already by or on Behalf of Borrower at Closing (L) | |

Cash to Close From To Borrower

SELLER'S TRANSACTION

M. Due to Seller at Closing

| | |
|---|--|
| 01 Sale Price of Property | |
| 02 Sale Price of Any Personal Property Included in Sale | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |
| 07 | |
| 08 | |

Adjustments for Items Paid by Seller in Advance

| | |
|--------------------|----|
| 09 City/Town Taxes | to |
| 10 County Taxes | to |
| 11 Assessments | to |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |

N. Due from Seller at Closing

| | |
|---|-------------------------|
| 01 Excess Deposit | |
| 02 Closing Costs Paid at Closing (J) | |
| 03 Existing Loan(s) Assumed or Taken Subject to | |
| 04 Payoff of First Mortgage Loan | |
| 05 Payoff of Second Mortgage Loan | Seller Payoff(s) |
| 06 | |

Other Credits and Adjustments

08 Seller Credit

09

10

11

12

13

Adjustments for Items Unpaid by Seller

| | |
|--------------------|----|
| 14 City/Town Taxes | to |
| 15 County Taxes | to |
| 16 Assessments | to |
| 17 | |
| 18 | |
| 19 | |

CALCULATION

| | |
|--------------------------------------|--|
| Total Due to Seller at Closing (M) | |
| Total Due from Seller at Closing (N) | |

Cash From To Seller

Settlement Agent Provided Information for a Purchase Transaction

Additional Information About This Loan

No Information Needed by Settlement Agent

Loan Disclosures

Assumption

- If you sell or transfer this property to another person, your lender
- will allow, under certain conditions, this person to assume this loan on the original terms.
 - will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than ___ days late, your lender will charge a late fee of _____

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

| Escrow | | |
|---|--|--|
| Escrowed Property Costs over Year 1 | | Estimated total amount over year 1 for your escrowed property costs: |
| Non-Escrowed Property Costs over Year 1 | | Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs. |
| Initial Escrow Payment | | A cushion for the escrow account you pay at closing. See Section G on page 2. |
| Monthly Escrow Payment | | The amount included in your total monthly payment. |

- will not have an escrow account because you declined it your

Contact Information

Information for Real Estate Brokers and Settlement Agent

| | Lender | Mortgage Broker | Real Estate Broker (B) | Real Estate Broker (S) | Settlement Agent |
|--------------------|--------|-----------------|------------------------|------------------------|------------------|
| Name | | | | | |
| Address | | | | | |
| NMLS ID | | | | | |
| License ID | | | | | |
| Contact | | | | | |
| Contact NMLS ID | | | | | |
| Contact License ID | | | | | |
| Email | | | | | |
| Phone | | | | | |

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature

Date

Co-Applicant Signature

Date

CLOSING DISCLOSURE

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